

HISTORIC PRESERVATION COMMISSION

Hearing: March 8, 2012

Workshop: February 9, 2012, February 23, 2012

Final Staff Report

PROJECT INFORMATION

CASE NUMBER: HPC12-42
CITATION ISSUED: No
ADDRESS: 116- 118 E PATRICK ST
APPLICANT NAME: Norman Morin, Jr.
PREPARED BY: Lisa Mroszczyk Murphy
DATE: March 2, 2012

PROJECT DESCRIPTION

The applicant is seeking amendments to a previous approval (HPC10-58) for a third story addition on an existing two story wing and a three story addition at the rear of that wing to address code requirements. The primary structure is a three-story, mid-nineteenth century contributing commercial building. Key amendments include:

- Substituting a courtyard in place of the glass storefront enclosure at the first floor wing;
- Incorporating a stair tower and corridor
- Eliminating the proposed side porches and exterior stairs
- Reducing the width of the third story addition so that it no longer extends beyond the historic wing;
- Relocating the proposed condensing units from the roof to the ground at the rear of the building;
- Removal of the rear first floor of the historic frame building; and
- Temporary removal and reinstallation of the first floor storefront of the historic frame building.

Smooth fiber cement and standing seam metal roofing were approved as materials in the original application. Brick was also generally approved in the original application but the specific brick product has been identified in this application. The only additional material proposed in this amendment is aluminum clad wood windows with simulated divided lights.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

This application meets the *Frederick Town Historic District Design Guidelines*:

☒ Yes ☐ No

STAFF COMMENTS:

The *Frederick Town Historic District Design Guidelines* state that additions:

- May not compromise the historical or architectural integrity of the existing building, the setting, the streetscape, or the neighborhood;
- May not destroy, damage, or conceal historic fabric that is considered essential to the character-defining nature of the building or specific features;
- Must be constructed on the rear or on an inconspicuous side of a building;
- Must be compatible with the design and materials of the existing building;
- Should be differentiated from historic structures;
- Shall be limited in size, scale and relationship to the historic building;
- Cannot be higher, longer, or wider than the existing building; and
- Must incorporate materials that are compatible with the age and style of the historic building.

The amendments proposed in this application are an improvement to the overall design of the addition. The proposal retains the concept of transparency on the first floor with the corridor and courtyard which will permit views of the historic wing. Pulling back the third story addition to be in line with the historic wing improves the overall relationship. This, along with eliminating the addition of porches to the historic wing, will allow the original form of this building to be read more clearly.

During the first review process, there were valid concerns raised about the potential visibility of roof top mechanicals from a public way. The new design eliminates those concerns by placing them on the ground, definitely out of public view, and providing landscaped screening.

Staff supports the infill of the three windows on the east wall of the existing wing in this particular case. Based on the size and proportion of the openings, it is unlikely they are original to the building.

The "simulated divided light" windows proposed feature permanently affixed muntins on the interior and exterior of the window but they do not feature a spacer bar between the panes of glass that would provide the shadow that would typically occur in a true divided light window. The same manufacturer does offer "integral light technology" grilles which have the permanently affixed muntins and a spacer bar. This option, or a comparable option from another manufacturer, would be more appropriate and compatible with historic windows. The aluminum cladding does hold a better profile and is more durable than other cladding materials and provides differentiation between old and new.

The use of fiber cement siding in the upper levels of the addition also provides differentiation and serves to lighten the mass of the rear addition reducing its prominence. The resulting design is compatible with the existing building, maintains much of the historic wing intact and is consistent with the *Guidelines*.

According to Sanborn maps, the narrow historic frame building dates from 1911-1922 and was at that time used as storage for the main commercial building at 116-118. The rear of this building does not exhibit any unique characteristics or contribute to the architectural or historical value of the resource. Therefore, staff finds that it is appropriate to remove the first floor to accommodate the construction of the addition. Regarding the storefront of this frame section, staff can support its temporary removal provided the applicant can ensure that it is not damaged or altered during

the process and is reinstalled as it currently exists. The remainder of the structure should also be protected and stabilized as necessary to prevent any damage.

“The Commission ‘shall strictly judge plans for sites or structures determined by research to be of historic, archeological, or architectural significance’ (contributing resources). The Commission ‘may not strictly judge plans for a site or structure of little historic, archeological, or architectural significance, or involving new construction’ (non-contributing resources), unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure (66B, Section 8.08).” (*Frederick Town Historic District Design Guidelines*, p. 15)

STAFF RECOMMENDATION

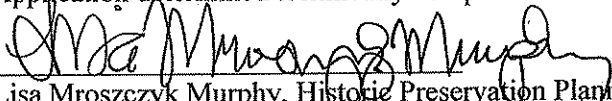
Staff recommends approval of the application as consistent with the *Frederick Town Historic District Design Guidelines* as further described in this report with the following conditions:

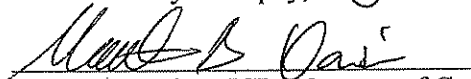
- The windows feature simulated divided lights with permanently affixed muntins and a spacer bar.
- All other materials not identified at this time, such as light fixtures, are to be submitted for staff approval prior to applying for permits.

Materials to be approved to include:

- Drawings D1.1, A1.1, A3.1, A4.1 and A5.1
- Continental Brick Company Std 406 Modular brick

Application determined technically complete:


Lisa Mroszczyk Murphy, Historic Preservation Planner

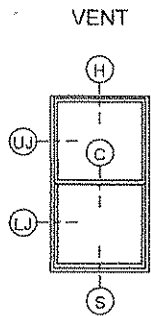

Matthew Davis, AICP, Manager of Comprehensive Planning



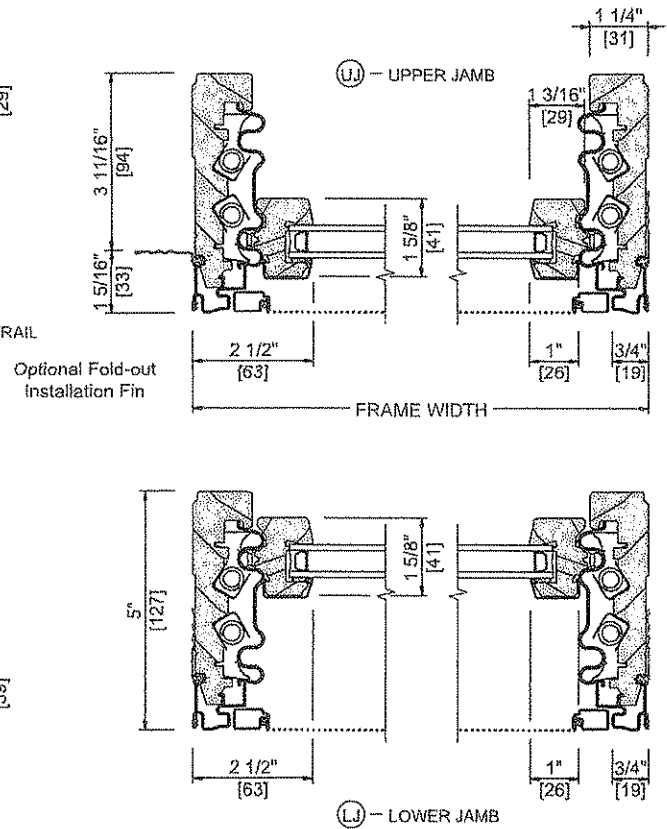
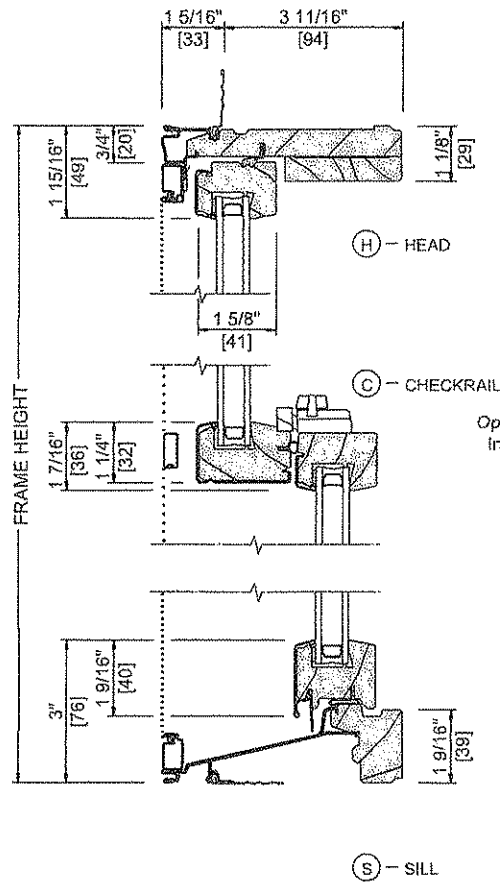
HUNG

UNIT SECTIONS

Aluminum-Clad Wood



VENT



Scale 3" = 1' 0"

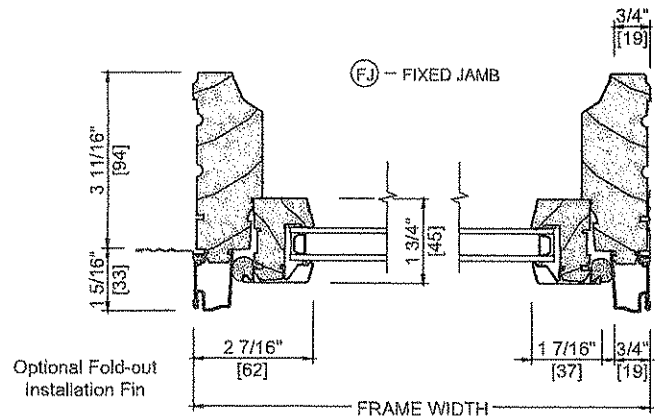
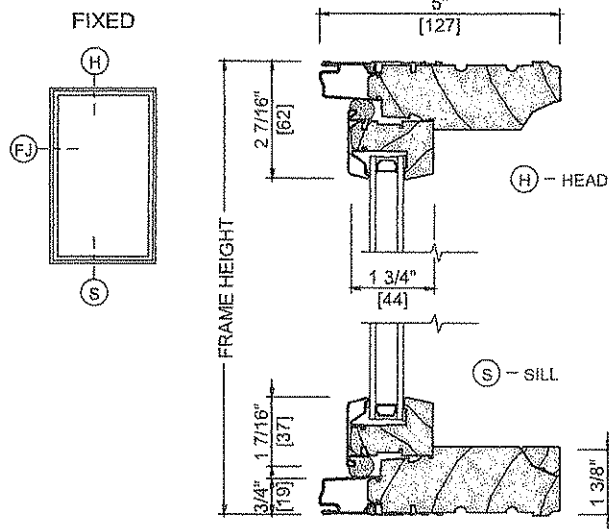
All dimensions are approximate.



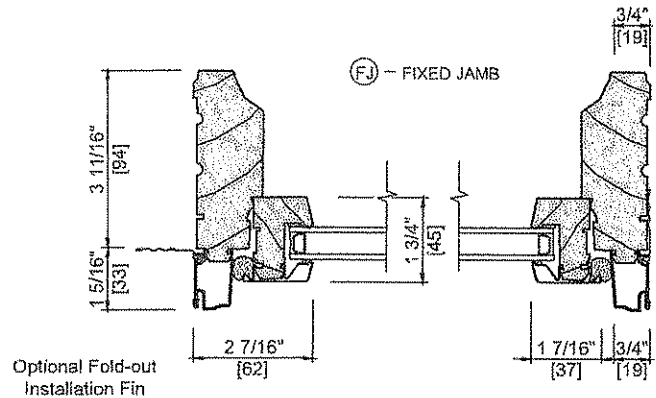
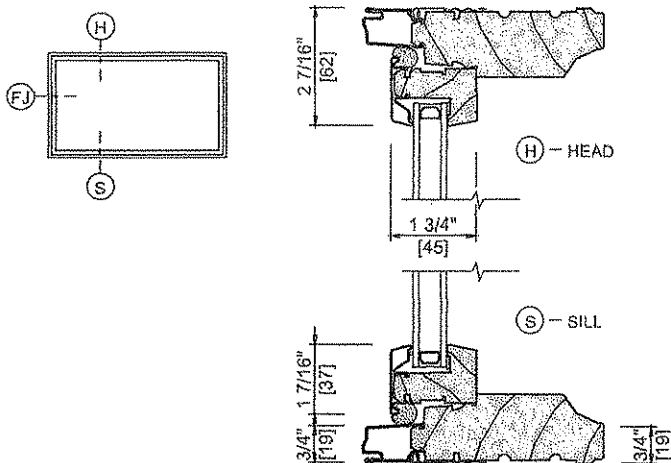
HUNG

UNIT SECTIONS

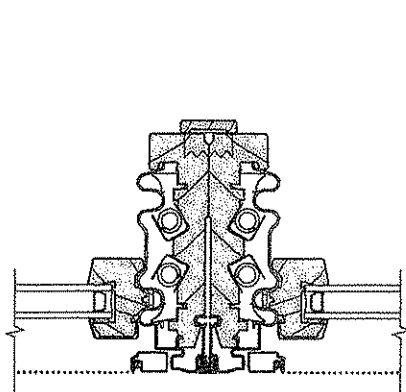
Aluminum-Clad Wood



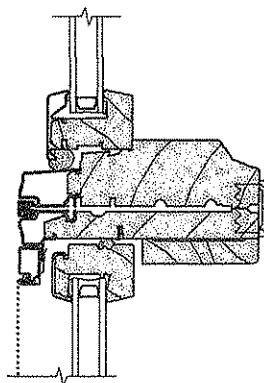
TRANSOMS



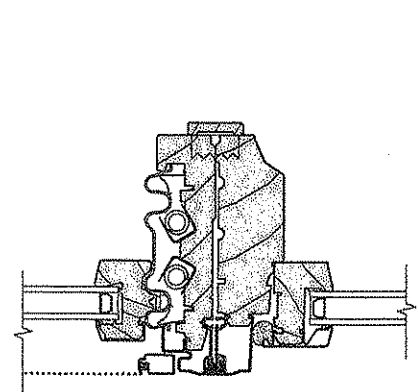
TYPICAL JOINING MULLIONS



VERTICAL JOINING MULLION
VENT / VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

See Installation and Performance at www.PellaADM.com for mullion limitations and reinforcing requirements.



HUNG

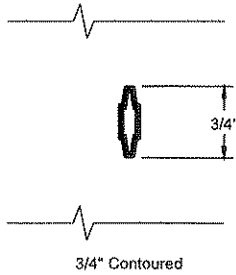
GRILLE TYPES

Typical Grille Profiles and Profiles

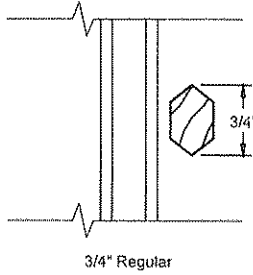


GRILLE PROFILES

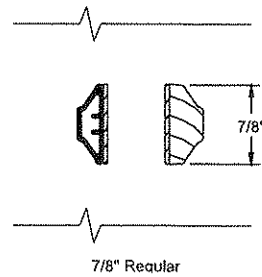
Grilles-Between-the-Glass



Removable Interior Grilles

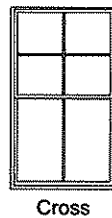
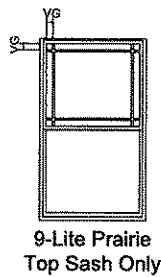
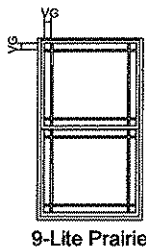


Simulated Divided Light Grilles



GRILLE PATTERNS

Grilles-Between-the-Glass and Simulated-Divided-Light Grilles



9-Lite Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms \geq 1'3" height and width.

Cross

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

Top Row

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

VG = Visible Glass

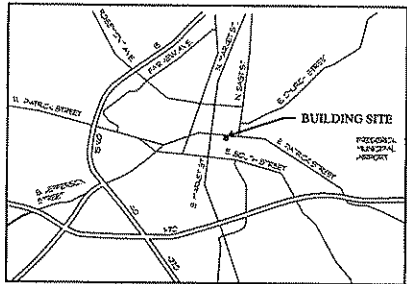
(1) Grilles are available in traditional patterns only.

Lite dimensions noted can vary.

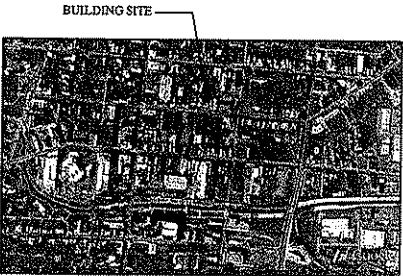
For size and pattern availability contact your local Pella sales representative.

116-118 EAST PATRICK STREET ALTERATIONS & ADDITIONS

116-118 EAST PATRICK STREET
FREDERICK, MD. 21701
FEBRUARY 29, 2012



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

ARCHITECTS
BFM
BUSHEY FEIGHT MORIN ARCHITECTS INC.

473 North Potomac Street
Hagerstown, Maryland 21740
(301)733-6800 Fax (301)733-6812

CIVIL ENGINEERS
FOX & ASSOCIATES, INC.

82 Worman's Mill Court, Suite G
Frederick, MD 21701
(301) 885-0880 Fax (301) 283-6008

DRAWING INDEX

TITLE SHEET	
ARCHITECTURAL:	
D1.1	DEMOLITION PLANS
A1.1	1ST, 2ND + 3RD FLOOR PLANS
A3.1	ELEVATIONS
A4.1	BUILDING SECTIONS
A5.1	WALL SECTIONS

FEBRUARY 29, 2012

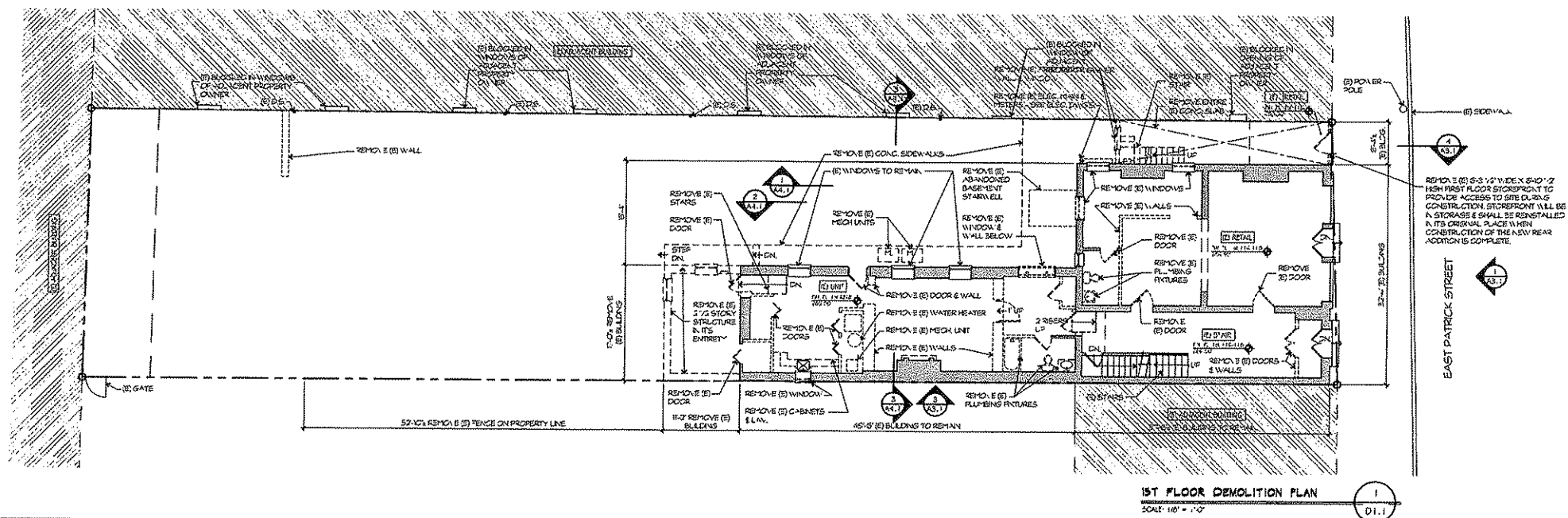
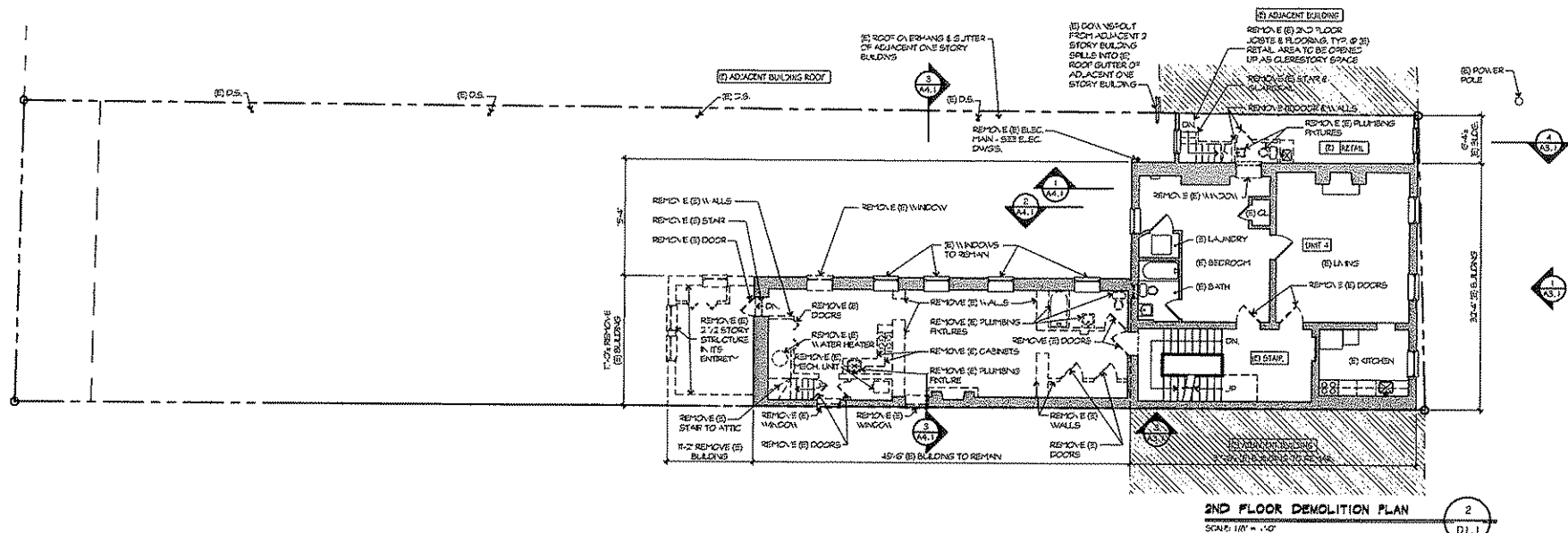
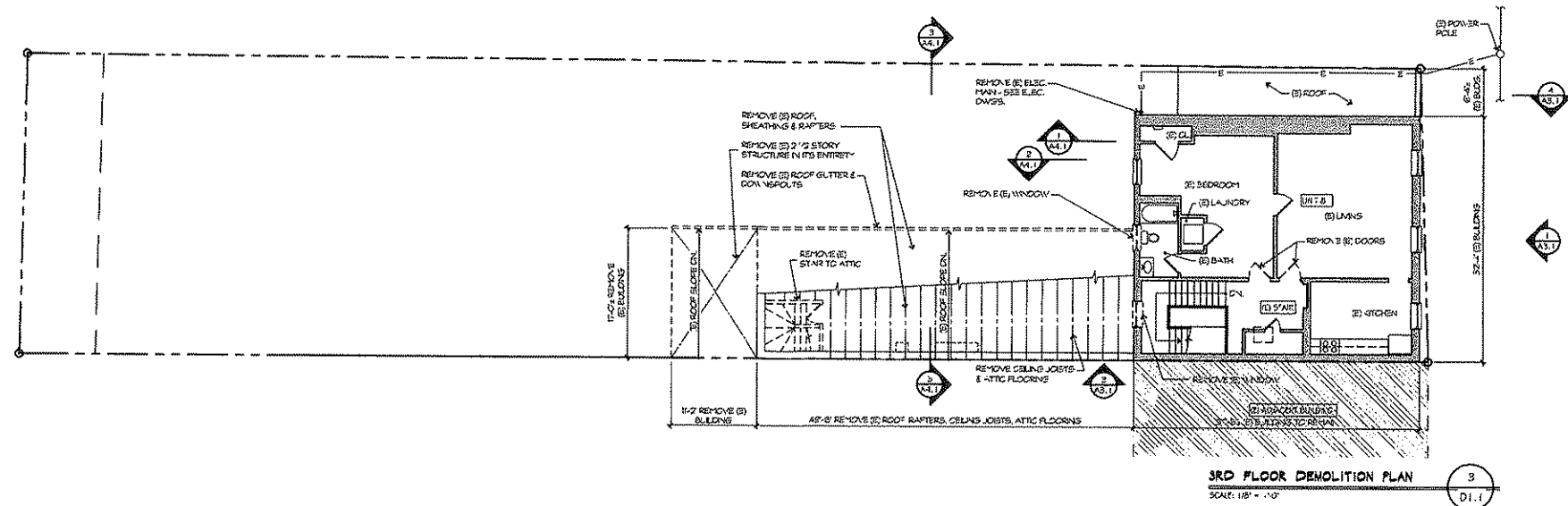
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473 North Potomac Street, Hagerstown, MD 21740
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116-118 EAST PATRICK STREET
ALTERATIONS & ADDITIONS

116-118 EAST PATRICK STREET, FREDERICK MD., 21701



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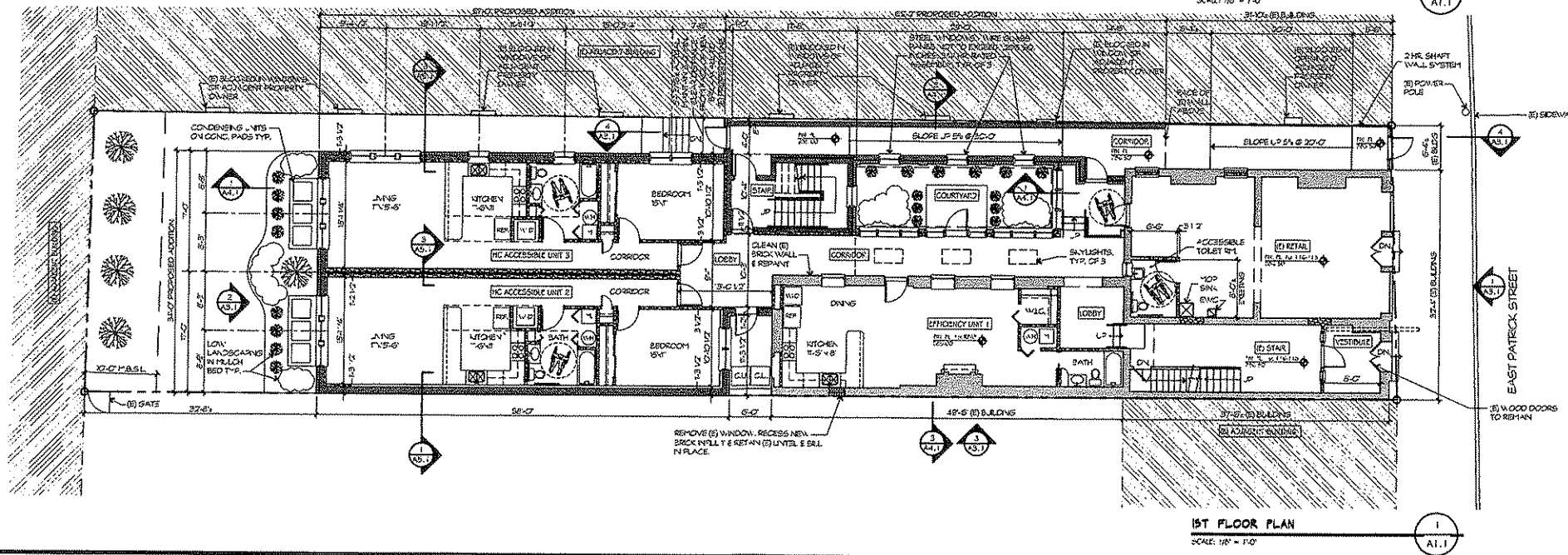
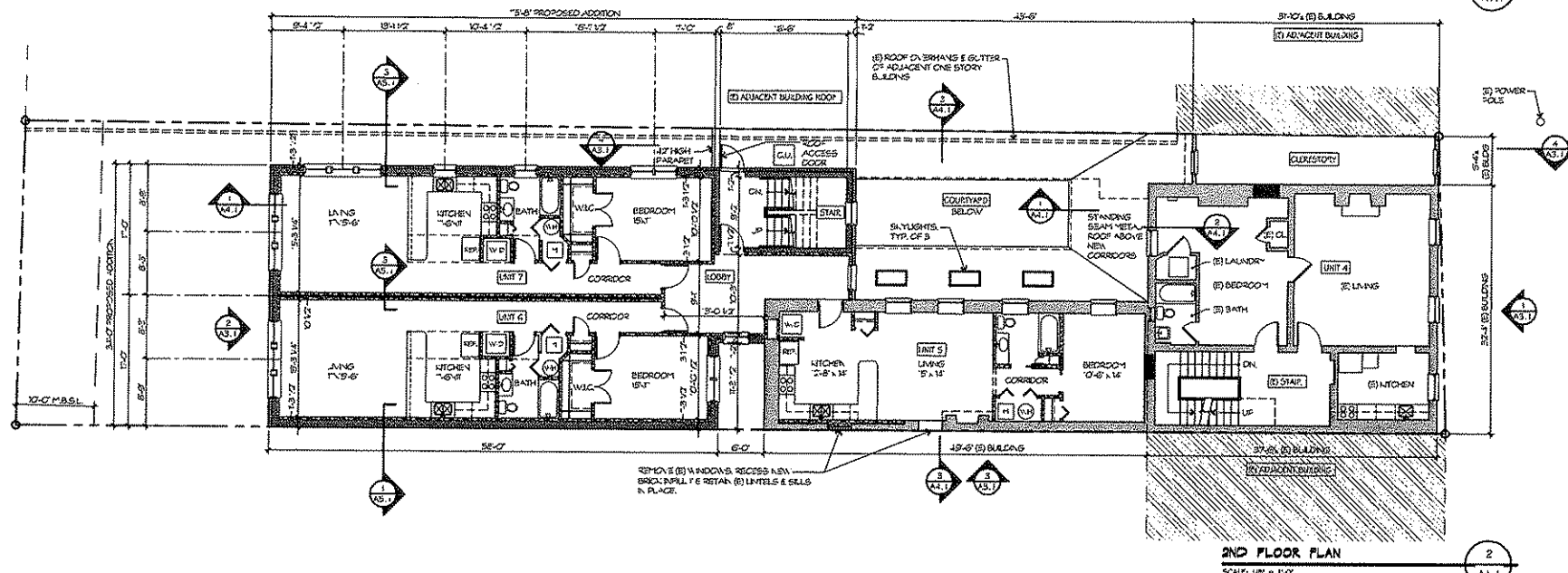
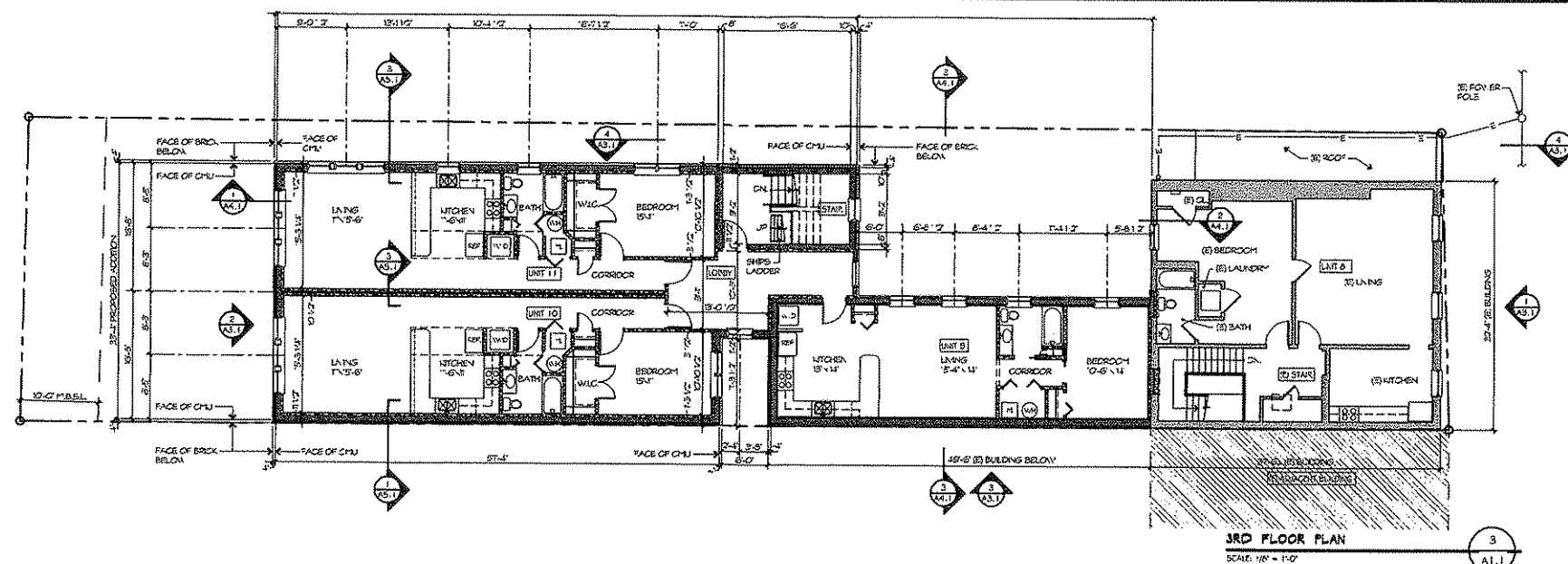
JUDGE NO. _____

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301-733-5600 Fax 301-733-5612
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DEMOLITION
PLANS
D1.1
2 OF 6 SHEETS
DATE: 2/29/12



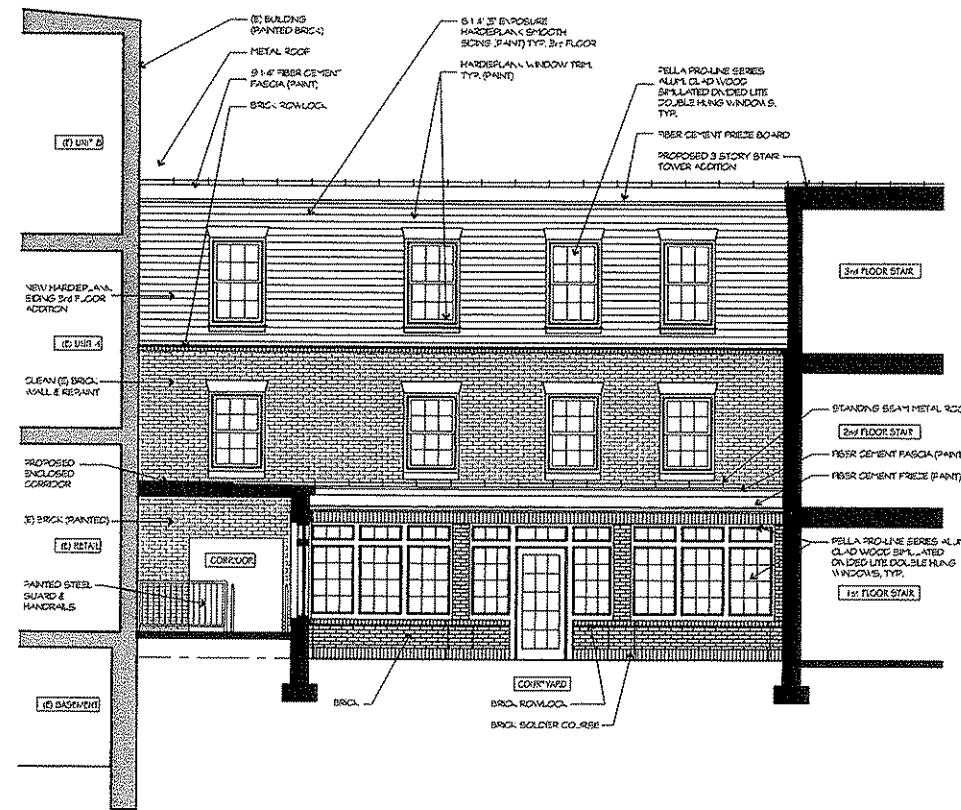
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I CERTIFY THAT THESE
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 BY ME AND THAT I AM A FULLY
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 LICENSE NO. _____
 EXPIRATION DATE _____

BUSHEY FEIGHT MORIN ARCHITECTS INC.
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301-743-5500, Fax 301-743-5502
E-mail: BFMORIN@Aol.com
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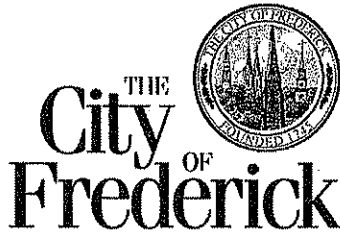
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OVERALL
FLOOR PLANS
A1.1
3 OF 6 SHEETS
DATE : 2/29/12



BUILDING
SECTIONS
A4.1
5 OF 6 SHEETS
DATE : 2/23/12

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HISTORIC PRESERVATION COMMISSION

Hearing: February 23, 2012 & March 8, 2012
Staff Report

PROJECT INFORMATION

CASE NUMBER: HPC12- 65
CITATION ISSUED: No
ADDRESS: 8 W 2ND ST
APPLICANT NAME: Rev. Helen S. Smith
PREPARED BY: Lisa Mroszczyk Murphy
DATE: February 29, 2012

PROJECT DESCRIPTION

This application concerns the replacement of paneled wood double-leaf doors on a contributing resource with flush steel doors. The existing frame and sill will also be removed. The doors are located on the west side of an addition that was constructed in 1927. The church was originally constructed in 1900.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

This application meets the *Frederick Town Historic District Design Guidelines*:

☐ Yes ☒ No

STAFF COMMENTS:

The existing doors date from 1951 based on documentation provided by the applicant. The *Frederick Town Historic District Design Guidelines* (p.74-75) address this situation stating:

- If the original door no longer exists and documentation is not available to substantiate the appearance of the original door, the new door must be compatible to the period and style of the building; and
- Clad doors and hollow core doors will not be approved.

Given that the doors are not original to the building and there is no known documentation of the original doors, staff supports replacement with doors that are appropriate for the style and age of the building.

Based on discussion at the last hearing, staff researched alternatives for replacement doors but continues to recommend wood as the most appropriate replacement door. Staff finds that embossed steel doors typically do not have appropriate proportions or a level of detail that is commensurate with wood doors. Staff did not find any examples of wood-clad steel doors. High

quality fiberglass doors can more closely replicate wood doors but staff could not find any examples of standard fiberglass doors that match the design of the existing doors (see below).

Staff supports maintaining the same door design of four horizontal panels because there is no documentary evidence of another design, it remains appropriate for the style and age of the building and it retains the building's overall design integrity by corresponding with the other doors in this section. Additionally, because the cast stone sills are featured throughout the building and characteristic of the period, it should remain in place at these doors.

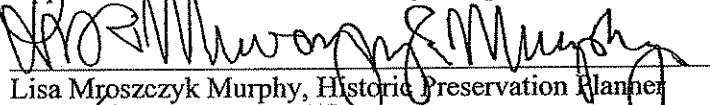
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STAFF RECOMMENDATION

Staff recommends the Commission approve the replacement of the doors with the condition that the replacements match the existing in design and material. Staff also recommends in-kind replacement of the frame.

Staff recommends the Commission deny the replacement of the cast stone sill because it is not damaged or deteriorated and because cast stone sills are characteristic features throughout the building.

Application determined technically complete:


Lisa Mroszczyk Murphy, Historic Preservation Planner


Matthew Davis, AICP, Manager of Comprehensive Planning